

IN RE: PETITION FOR VARIANCE * BEFORE THE
SE/Corner Carroll Island Road *
and Hunting Fields Road * DEPUTY ZONING COMMISSIONER
(Carrollwood Manor, Sec. 3, Phase 1)
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Clarklein Development Company, Inc. * Case No. 95-460-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for several lots located in the subdivision known as Carrollwood Manor, located in the vicinity of Bowleys Quarters near Seneca Creek. The Petition was filed by the owners of the property, Clarklein Development Company, Inc., by John R. Clark, President. The Petitioners seek relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to street right-of-way distance of 22 feet in lieu of the required 25 feet for Lots 1 thru 9, and 50 thru 58 of Block O, and a distance of 23 feet in lieu of the required 25 feet for Lots 13 and 21 thru 28 of Block O, and Lots 1 thru 7, 41 thru 49, and 50 thru 56 of Block P. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John R. Clark, President of Clarklein Development Company, Inc., owner of the property, George McCubbin, Professional Engineer with W. Duvall and Associates, Inc., who prepared the site plan for this project, and Ronald A. Decker, Esquire, attorney for the Petitioners. There were no Protestants present.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

The B.C.Z.R., specifically Section 307.1, established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in the case of Cromwell v. Ward, 102 Md. App. 691 (1995). The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties

which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of this State. In Loyola Federal Savings and Loan Association v. Buschman, 227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Loyola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

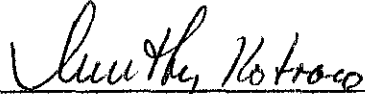
ORDER RECEIVED
Date 7/19/85
By [Signature]

of this relief is accomplished without injury to the public health, safety or general welfare.

Pursuant to the advertising, posting of the property and public hearing held on this Petition, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of July, 1995 that the Petition for Variance seeking relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to street right-of-way distance of 22 feet in lieu of the required 25 feet for Lots 1 thru 9, and 50 thru 58 of Block O, and a distance of 23 feet in lieu of the required 25 feet for Lots 13 and 21 thru 28 of Block O, and Lots 1 thru 7, 41 thru 49, and 50 thru 56 of Block P, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/19/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

July 19, 1995

(410) 887-4386

Ronald A. Decker, Esquire
4111 E. Joppa Road, Suite 201
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
SE/Corner Carroll Island Road and Hunting Fields Road
(Carrollwood Manor, Sec. 3, Phase 1)
15th Election District - 5th Councilmanic District
Clarklein Development Company, Inc. - Petitioners
Case No. 95-460-A

Dear Mr. Decker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. John R. Clark
2820 Reckord Road, Fallston, Md. 21047

Mr. George McCubbin
W. Duvall & Associates, 530 E. Joppa Road, Towson, Md. 21286

People's Counsel

Case File

MICROFILMED



Petition for Variance

AND TO AMEND THE F.D.P. CARROLLWOOD MANOR
to the Zoning Commissioner of Baltimore County
95-460-A
for the property located at

Carroll Island Road & Hunting Fields Road

which is presently zoned DR 5.5-8
DR 16

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) LOTS 1 THRU 9, AND 50 THRU 58, BLOCK Q VARIANCE FROM 1B01.2.C.1c(B.C.Z.R.) TO PERMIT A DISTANCE OF 22 FEET IN LIEU OF THE REQUIRED 25 FEET BUILDING TO RIGHT-OF-WAY.

LOTS 13, AND 21 THRU 28 BLOCK Q; 1 THRU 7, 41 THRU 49, AND 50 THRU 56 BLOCK P VARIANCE FROM 1B01.2C.1c(B.C.Z.R.) TO PERMIT A DISTANCE OF 23 FEET IN LIEU OF THE REQUIRED 25 FEET BUILDING TO RIGHT-OF-WAY.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO BE DISCUSSED AT VARIANCE HEARING.

** window trim*

change to "0" trim

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Engineer:

W. Duvall & Associates, Inc.

(Type or Print Name)

Signature

530 E. Joppa Road

Address

Towson,

MD

21286

City

State

Zipcode

Attorney for Petitioner:

To be determined.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Clarklein Development Company, Inc.

John Clark, President

(Type or Print Name)

Signature

JOHN B. CLARK

(Type or Print Name)

PRESIDENT

Signature

2820 Reckord Road

Address

893-9936

Phone No

Fallston,

City

MD

21047

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T. DATE 6-13-95

ITEM# 454

ORDER RECEIVED FOR FILING

Date

By



Zoning Administration

Development Management

ZONING DESCRIPTION
PART OF CARROLLWOOD MANOR
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the southernmost side of Springtide Court, 50 feet wide, said point being Southerly 90 feet more or less from the centerline intersection of Carroll Island Road, 70 feet wide, and Hunting Fields Road, 50 feet wide, said point also being designated as coordinate point No. 56 as shown on a plat entitled "Final Plat (Sheet 1 of 2) Resubdivision of Plat 2 Excluding Area Covered By Recorded Plat E.H.K. Jr. 41/56 Carrollwood Manor" and recorded in the Land Records of Baltimore County in Plat Book E.H.K., Jr. 44 Folio 90; thence

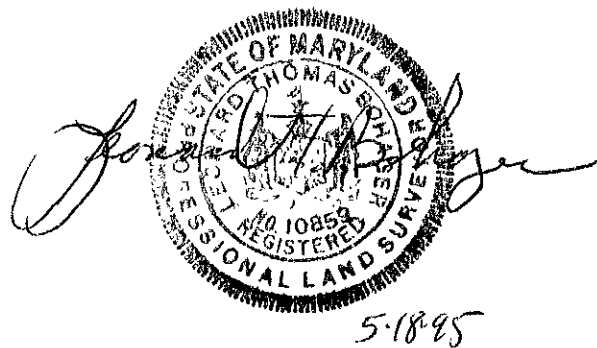
1. South 71 degrees 30 minutes 29 seconds East 207.00 feet; thence
2. South 18 degrees 29 minutes 31 seconds West 177.85 feet; thence
3. South 27 degrees 29 minutes 40 seconds West 81.00 feet; thence
4. South 18 degrees 29 minutes 31 seconds West 90.00 feet; thence
5. South 71 degrees 30 minutes 29 seconds East 184.51 feet; thence
6. South 09 degrees 30 minutes 01 seconds West 10.12 feet; thence
7. North 71 degrees 30 minutes 29 seconds West 28.89 feet; thence
8. North 80 degrees 29 minutes 59 seconds West 61.47 feet; thence
9. South 09 degrees 30 minutes 01 seconds West 360.50 feet; thence
10. North 80 degrees 29 minutes 59 seconds West 132.32 feet; thence
11. by a curve to the right having a radius of 363.67 feet and an arc length of 90.94 feet (the chord of said arc being South 02 degrees 20 minutes 10 seconds West 90.71 feet); thence
12. North 80 degrees 29 minutes 59 seconds West 70.00 feet; thence
13. South 09 degrees 30 minutes 01 seconds West 20.00 feet; thence
14. North 80 degrees 29 minutes 59 seconds West 96.38 feet; thence
15. North 09 degrees 30 minutes 01 seconds East 20.00 feet; thence
16. North 80 degrees 29 minutes 59 seconds West 106.31 feet; thence
17. by a curve to the left having a radius of 885.00 feet and an arc length of 89.80 feet (the chord of said arc being North 83 degrees 24 minutes 24 seconds West 89.76 feet); thence

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18. North 02 degrees 30 minutes 00 seconds West 22.33 feet; thence
19. by a curve to the left having a radius of 1225.00 feet and an arc length of 74.87 feet (the chord of said arc being North 04 degrees 15 minutes 03 seconds West 74.86 feet); thence
20. South 80 degrees 29 minutes 59 seconds East 202.35 feet; thence
21. North 04 degrees 00 minutes 00 seconds West 74.24 feet; thence
22. North 82 degrees 45 minutes 00 seconds East 110.00 feet; thence
23. North 07 degrees 15 minutes 00 seconds West 167.00 feet; thence
24. North 82 degrees 45 minutes 00 seconds East 50.00 feet; thence
25. North 07 degrees 15 minutes 00 seconds West 87.52 feet; thence
26. by a curve to the right having a radius of 530.00 feet and an arc length of 238.12 feet (the chord of said arc being North 05 degrees 37 minutes 15 seconds East 236.12 feet); thence
27. North 18 degrees 29 minutes 31 seconds East 173.39 feet to the point of beginning.

CONTAINING 206,579 square feet or 4.7424 acres of land, more or less.



ITEM # 454

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-1460-H

District 15th

Date of Posting 7/1/95

Posted for:

Variance

Petitioner:

Alex. Lein Development Co.

Location of property:

Catell Motor, Sect #3, Phase I

Location of Signs:

Facing roadway, on property being zoned

Remarks:

Posted by

M. M. M. M.
Signature

Date of return:

7/2/95

Number of Signs:

1



NOT RECORDED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-480-A
(Item 454)
Carroll Manor, Section 3,
Phase I
SEC Carroll Island Road
and Hunting Fields Road
15th Election District
5th Councilmanic
Legal Owner(s):
Clarklein Development
Company, Inc.
Hearing: Wednesday,
July 12, 1995 at 9:00
a.m. in Rm. 106, County Of-
fice Building.

Variance to permit a dis-
tance of 23 feet in lieu of the re-
quired 25 feet building to right-
of-way for Lots 1-8 and Lots
50-58, Block Q, to permit a dis-
tance of 23 feet in lieu of the re-
quired 25 feet building to right-
of-way for Lot 13, Lots 21-28,
Block Q and Lots 1-7, Lots
41-49, and Lots 50-58, Block P;
and to amend the FDP of Car-
rollwood Manor, Section 3,
Phase I.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-9353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
6/360 June 29

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of successive
weeks, the first publication appearing on 6/29, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

~~Publication~~



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-460-A

Account: R-001-6150

Number 454

R.T.T.

Date

6/13/95

John Clark

Carroll Island Rd & Hunting Fields Rd.

070 - RV (50 LOTS) - \$ 650.00

080 - SIGN - \$ 35.00

TOTAL - \$ 685.00

RECEIVED

0076021000200511000

4.225.100

0076021000200511000

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 454

Petitioner: CLARKLEIN DEVELOPMENT COMPANY INC

Location: CARROLLWOOD MANOR SECTION 3 PHASE 1

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CLARKLEIN DEVELOPMENT COMPANY INC

ADDRESS: 2820 RECKORD ROAD

FALLSTON MARYLAND 21047

PHONE NUMBER: (410) 893-9936

AJ:ggg

(Revised 04/09/93)



TO: PUTIXENT PUBLISHING COMPANY
June 29, 1995 Issue - Jeffersonian

Please forward billing to:

Clarklein Development Company, Inc.
2820 Reckord Road
Fallston, MD 21047
893-9936

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-460-A (Item 454)
Carroll Manor, Section 3, Phase I
SEC Carroll Island Road and Hunting Fields Road
15th Election District - 5th Councilmanic
Legal Owner(s): Clarklein Development Company, Inc.
HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit a distance of 22 feet in lieu of the required 25 feet building to right-of-way for Lots 1-9 and Lots 50-58, Block Q; to permit a distance of 23 feet in lieu of the required 25 feet building to right-of-way for Lot 13, Lots 21-28, Block Q and Lots 1-7, Lots 41-49, and Lots 50-56, Block P; and to amend the FDP of Carrollwood Manor, Section 3, Phase I.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 22, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-460-A (Item 454)

Carroll Manor, Section 3, Phase I

SEC Carroll Island Road and Hunting Fields Road

15th Election District - 5th Councilmanic

Legal Owner(s): Clarklein Development Company, Inc.

HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit a distance of 22 feet in lieu of the required 25 feet building to right-of-way for Lots 1-9 and Lots 50-58, Block Q; to permit a distance of 23 feet in lieu of the required 25 feet building to right-of-way for Lot 13, Lots 21-28, Block Q and Lots 1-7, Lots 41-49, and Lots 50-56, Block P; and to amend the FDP of Carrollwood Manor, Section 3, Phase I.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon

Director

Department of Permits and Development Management

cc: Clarklein Development Company, Inc.
W. Duvall & Associates, Inc.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 13, 1995

Mr. John Clark
President
Clarklein Development Company, Inc.
2820 Reckord Road
Fallston, Maryland 21047

RE: Item No.: 454
Case No.: 95-460-A
Petitioner: J. R. Clark, et al

Dear Mr. Clark:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 13, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the word "Sincerely,".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: July 10, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: Carroll Wood Manor

INFORMATION:

Item Number:

Item No. 454

Petitioner:

Clarklein Development Company, Inc.

Property Size:

Zoning:

DR-16

Requested Action:

Variance & FDP Amendment

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the the CMDP.

Prepared by:

Division Chief:

PK/JL

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BALTIMORE COUNTY, MARYLAND

June 29, 1995

SUBJECT: Zoning Item #454 - Carrollwood Manor, Section 3 Phase 1
Carroll Island Road & Hunting Fields Road
Zoning Advisory Committee Meeting of June 26, 1995

Environmental Impact Review

JLP:GS:sp

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BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 7, 1995
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
 Development Plans Review

RE: Zoning Advisory Committee Meeting
 for July 3, 1995
 Items 451, 453, (454), 463, 464 and 465 ;

The Development Plans Review Division has reviewed
the subject zoning item and we have no comments.

RWB:sw

RECEIVED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 450, 451, 452, 453, 454, 455,
457, 458, 459, 460, 463 AND 464.

RECEIVED
JUL 3 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

10/10/95





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-23-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 454 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MICROFILMED

**PETITION PROBLEMS
AGENDA OF JUNE 26, 1995**

#451 --- MJK

1. No legal owner listed on petition form.
2. No address or telephone number for protestants.
3. Zoning listed on petition form does not agree with zoning on front of folder (D.R.-5.5 on petition form; D.R.-5.5, D.R.-10.5, D.R.-16, O-2 listed on folder).

#452 --- JLL

1. Petitioner's copy of receipt is still in folder.

#454 --- RT

1. No special hearing fee charged to amend the FDP.
2. Need attorney.

#455 --- MJK

1. No telephone number for legal owner.

#456 --- JRA

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#457 --- MJK

1. No telephone number for legal owner.

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#459 --- MJK

1. Need title of persons signing for legal owner.
2. No telephone number or address for representative to be contacted.

#461 --- JLL

1. No review information on bottom of petition forms.
2. No practical difficulty or hardship listed on variance petition.

#465 --- CAM

1. No review information on bottom of petition form.
2. No item number on petition form.
3. No legal owner signature, typed name, address, or telephone number.
4. No name or telephone number of representative to be contacted.

#466 --- MJK

1. No telephone number for legal owner.

W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants

To: Zoning

Date: 6/13/95
Re: Carrollwood Manor
Sec. 3, Phase 1
89402R

Attention: _____

- ☒ We are submitting
- ☐ We are forwarding
- ☐ We are returning
- ☐ We request

☒ Herewith

☐ Under Separate Cover

No.	Description
1	Petition Package for Variances

Remarks: _____

- ☐ In accordance with your request
- ☒ For your review
- ☒ For processing
- ☐ Plans reviewed and accepted
- ☐ Plans reviewed and accepted as noted
- ☐ For revision by you

- ☐ For your use
- ☐ Please call when ready
- ☐ Please return to this office
- ☒ Approval requested
- ☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file

Enclosed ☒

Sincerely yours,



G. Dwight Little, Jr., P.E.
Executive Vice President

ITEM # 454

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

GEORGE McCUBBIN

W. DUVALL ASSOC.
530 E. JOPPA RD. 21286

JOHN R. CLARK

2820 Reckers Rd 21047

Ronald A. Decker

4111 E. Joppa Rd Suite 201
Baltimore, MD 21236

ZONING NOTICE

195-460A

A ZONING NOTICE IS HEREBY GIVEN TO THE
OWNER OF THE PROPERTY AND TO ALL OTHERS
WHO MAY BE INTERESTED IN THE PROPERTY.

PLEASE READ THE NOTICE CAREFULLY
TIME & DATE 10:00 AM TO 12:00 PM

REMARKS
IN ORDER TO BE ELIGIBLE TO VOTE IN THE
ELECTION OF THE BOARD OF ZONING ADJUSTERS
THE VOTER MUST BE A RESIDENT OF THE CITY
OF BALTIMORE AND A MEMBER OF THE BOARD
OF ZONING ADJUSTERS. THE VOTER MUST
BE A RESIDENT OF THE CITY OF BALTIMORE
AND A MEMBER OF THE BOARD OF ZONING
ADJUSTERS. THE VOTER MUST BE A
RESIDENT OF THE CITY OF BALTIMORE
AND A MEMBER OF THE BOARD OF ZONING
ADJUSTERS.

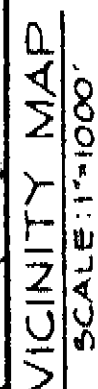


Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to an applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief to the owner of the property involved and be more consistent with that afforded other property owners; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pps. 214-215.

I find from the testimony and evidence presented at the hearing before me that the Petitioners have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in strict harmony with the spirit and intent of the B.C.Z.R. and that the granting



95-460-A

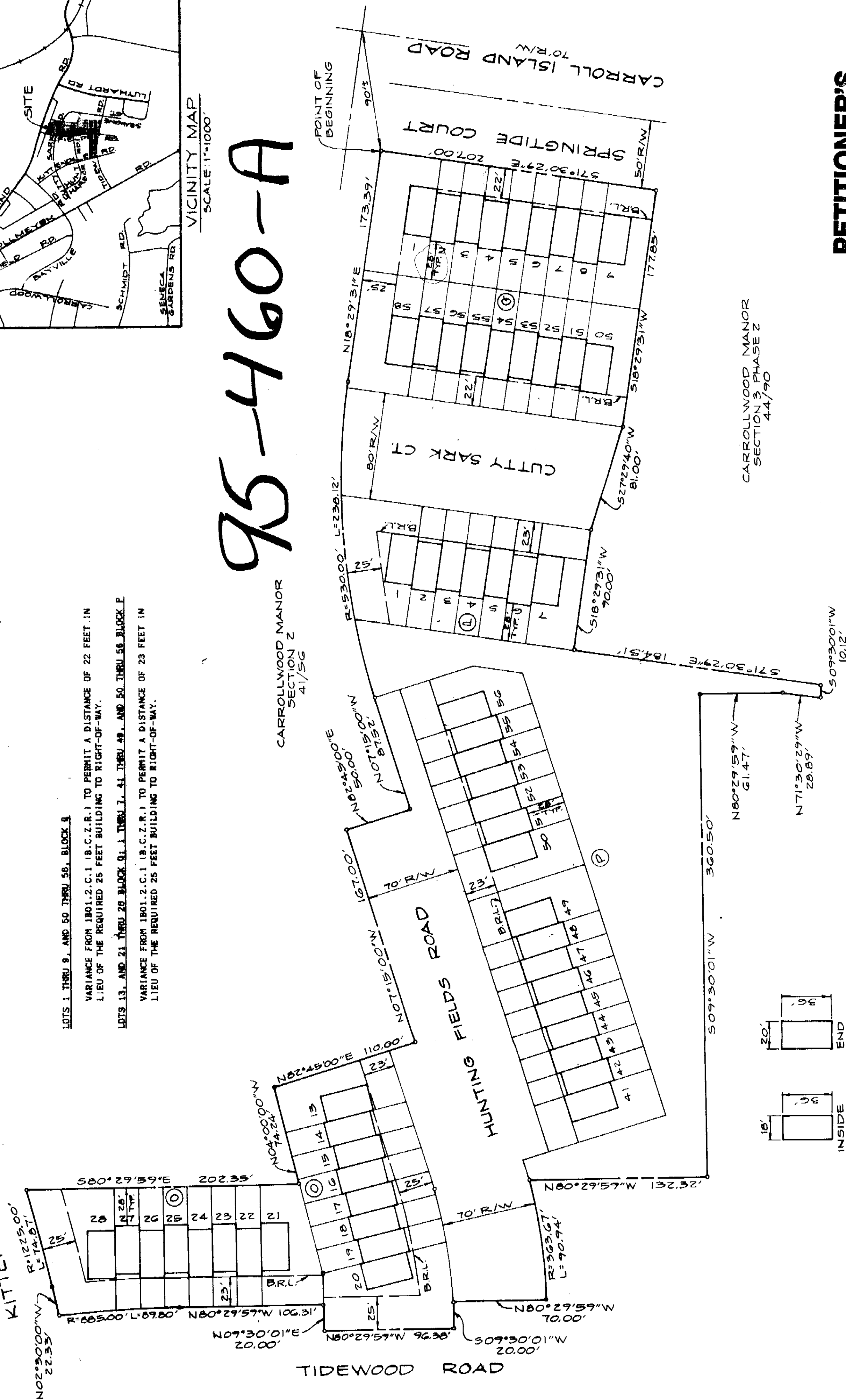
CARROLLWOOD MANOR
SECTION 2
41/56

LOTS 1 THRU 9, AND 50 THRU 58, BLOCK 8

VARIANCE FROM 1801.2.C.1 (B.C.Z.R.) TO PERMIT A DISTANCE OF 22 FEET IN LIEU OF THE REQUIRED 25 FEET BUILDING TO RIGHT-OF-WAY.

LOTS 13. AND 21 THRU 28 BLOCK 0; 1 THRU 7, 41 THRU 49, AND 50 THRU 56 BLOCK P

VARIANCE FROM 1801.2.C.1 (B.C.Z.R.) TO PERMIT A DISTANCE OF 23 FEET IN LIEU OF THE REQUIRED 25 FEET BUILDING TO RIGHT-OF-WAY.



TYPICAL BUILDINGS
NO SCALE

**PETITIONER'S
EXHIBIT NO. /**

ITEM #454

MICROFILMED

PLAT TO ACCOMPANY ZONING VARIANCE
SECTION 3 PHASE I

CARROLLWOOD MANOR

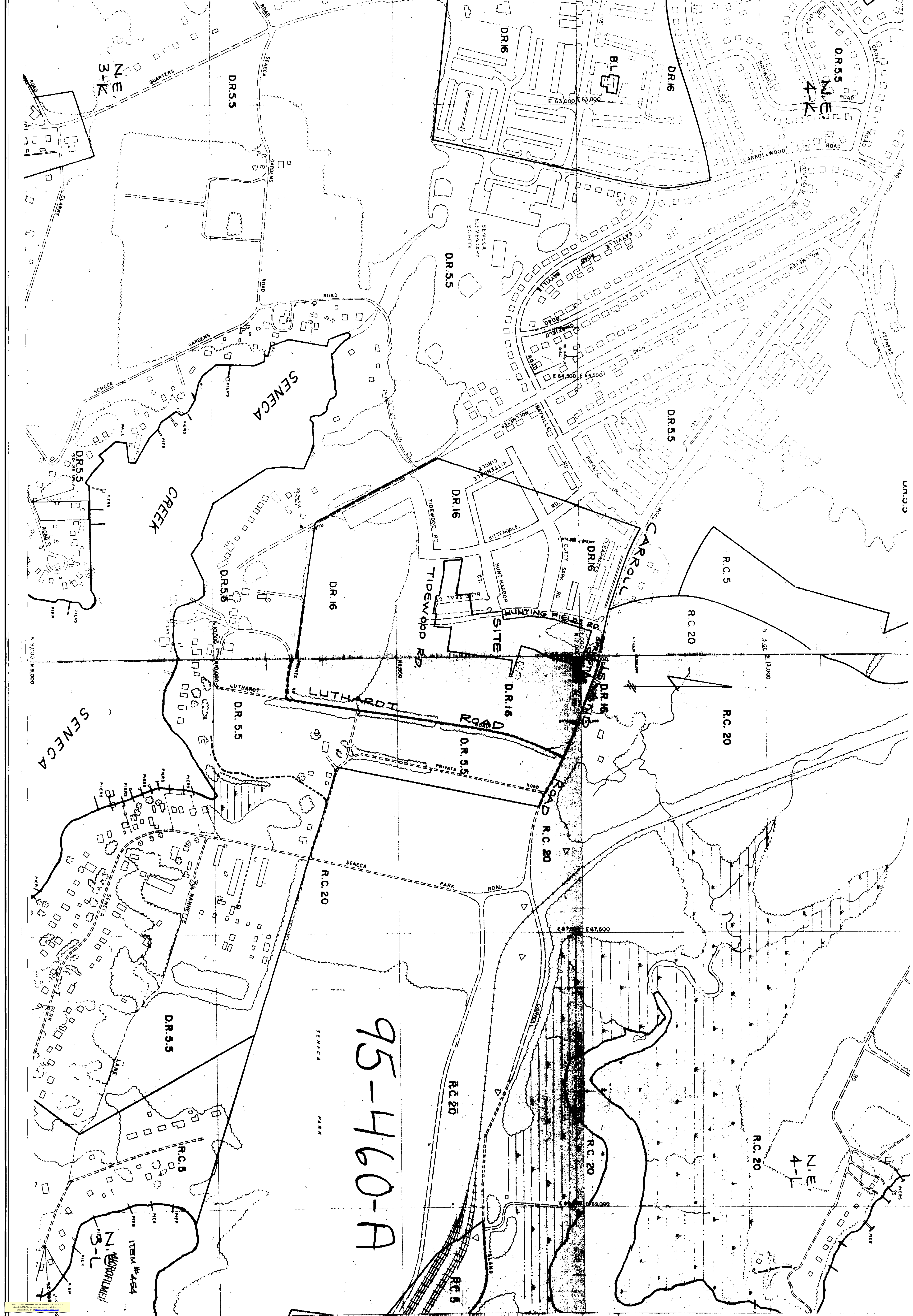
CLARKLEIN DEVELOPMENT COMPANY, INC.
2820 RECKORD ROAD
FALLSTON, MD. 21047
(410) 893-9936
JOHN R. CLARK, PRESIDENT

15TH ELEC. DISTRICT BALTO. COUNTY, MD.
5TH COUCILMANIC DIST.
SCALE: 1"=50'
DATE: MAY 23, 1995

W. DUVALL & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
530 EAST COPPA ROAD
TOWSON, MARYLAND 21286
TEL. (410) 363-9871
FAX (410) 583-1513







IN RE: PETITION FOR VARIANCE * BEFORE THE
SE/Corner Carroll Island Road * DEPUTY ZONING COMMISSIONER
and Hunting Fields Road (Carrollwood Manor, Sec. 3, Phase 1)
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District * Case No. 95-460-A
Clarklein Development Company, Inc.
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for several lots located in the subdivision known as Carrollwood Manor, located in the vicinity of Bowleys Quarters near Seneca Creek. The Petition was filed by the owners of the property, Clarklein Development Company, Inc., by John R. Clark, President. The Petitioners seek relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to street right-of-way distance of 22 feet in lieu of the required 25 feet for Lots 1 thru 9, and 50 thru 58 of Block O, and a distance of 23 feet in lieu of the required 25 feet for Lots 13 and 21 thru 28 of Block O, and Lots 1 thru 7, 41 thru 49, and 50 thru 56 of Block P. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John R. Clark, President of Clarklein Development Company, Inc., owner of the property, George McCubbin, Professional Engineer with W. Duvall and Associates, Inc., who prepared the site plan for this project, and Ronald A. Decker, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is located within the Carrollwood Manor subdivision, specifically Section 3, Phase 1, thereof, on the south side of Carroll Island Road at its intersection with Hunting Fields Road. The Petitioners seek the variance relief noted above to permit the staggering of the proposed townhouses in lieu of placing them in a straight row, in accordance with Petitioner's Exhibit 1. This off-set design is more preferable in today's market than the straight line approach used many years ago and will allow the builder flexibility in building townhouses in keeping with current market demands. Mr. Clark testified that this particular subdivision was designed in the 1970s when townhomes were built in a straight row. Naturally, market demands have changed over the last 20 years and in order to meet those demands, the Petitioner has requested the variance.

The B.C.Z.R., specifically Section 307.1, established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in the case of Cromwell v. Ward, 102 Md. App. 691 (1995). The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself-- unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property."

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties

which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of this State. In Levola Federal Savings and Loan Association v. Buschman, 227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Levola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to an applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief to the owner of the property involved and be more consistent with that afforded other property owners; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pps. 214-215.

I find from the testimony and evidence presented at the hearing before me that the Petitioners have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in strict harmony with the spirit and intent of the B.C.Z.R. and that the granting

of this relief is accomplished without injury to the public health, safety or general welfare.

Pursuant to the advertising, posting of the property and public hearing held on this Petition, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of July, 1995 that the Petition for Variance seeking relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to street right-of-way distance of 22 feet in lieu of the required 25 feet for Lots 1 thru 9, and 50 thru 58 of Block O, and a distance of 23 feet in lieu of the required 25 feet for Lots 13 and 21 thru 28 of Block O, and Lots 1 thru 7, 41 thru 49, and 50 thru 56 of Block P, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

July 19, 1995

(410) 887-4386

Ronald A. Decker, Esquire
4111 E. Joppa Road, Suite 201
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
SE/Corner Carroll Island Road and Hunting Fields Road
(Carrollwood Manor, Sec. 3, Phase 1)
15th Election District - 5th Councilmanic District
Clarklein Development Company, Inc. - Petitioners
Case No. 95-460-A

Dear Mr. Decker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. John R. Clark
2820 Reckord Road, Fallston, Md. 21047

Mr. George McCubbin
W. Duvall & Associates, 530 E. Joppa Road, Towson, Md. 21286

People's Counsel

Case File

Petition for Variance

AND TO AMEND THE F.D.P. CARROLLWOOD MANOR
to the Zoning Commissioner of Baltimore County
95-460-A
for the property located at Carroll Island Road & Hunting Fields Road
which is presently zoned B.C.Z.R. 1B01.2.C.1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B01.2.C.1 (B.C.Z.R.) TO PERMIT A DISTANCE OF 22 FEET IN LIEU OF THE REQUIRED 25 FEET BUILDING TO RIGHT-OF-WAY.
REQUIRED 25 FEET BUILDING TO RIGHT-OF-WAY.
LOTS 13, AND 21 THRU 28 BLOCK O, 1 THRU 7, 41 THRU 49, AND 50 THRU 56 BLOCK P
VARIANCE FROM 1B01.2.C.1 (B.C.Z.R.) TO PERMIT A DISTANCE OF 23 FEET IN LIEU OF THE REQUIRED 25 FEET BUILDING TO RIGHT-OF-WAY.
REQUIRED 25 FEET BUILDING TO RIGHT-OF-WAY.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
TO BE DISCUSSED AT VARIANCE HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Engineer:
W. Duvall & Associates, Inc.
(Type or Print Name)

Signature
530 E. Joppa Road
Address
Towson, MD 21286
City State Zipcode

Attorney for Petitioner
To be determined.
(Type or Print Name)

Signature
Address
City State Zipcode

When the following parties and others, under the penalties of perjury, shall have read the legal contents of the petition which is the subject of this Petition.

Legal Owner(s)
Clarklein Development Company, Inc.
John Clark, President
(Type or Print Name)

Signature
JOHN R. CLARK
(Type or Print Name)

Signature
2820 Reckord Road 893-9936
Address
Fallston, MD 21047
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted

Name
Address
City State Zipcode

ESTIMATED LENGTH OF HEARING (hours)
OFFICE USE ONLY
Marked for Hearing

Due following date: Next Two Months

ALL OTHER
REVISED BY: R.T. DATE: 6-12-95

ITEM# 454

W. DUVALL & ASSOCIATES, INC.

95-460-A
Engineers • Surveyors • Land Planners

ZONING DESCRIPTION
PART OF CARROLLWOOD MANOR
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the southernmost side of Brincliffe Court, 50 feet wide, said point being Southerly 30 feet more or less from the centerline intersection of Carroll Island Road, 70 feet wide, and Hunting Fields Road, 50 feet wide, said point also being designated as coordinate point No. 56 as shown on a plat entitled "Final Plat (Sheet 1 of 2) Resubdivision of Flat 2 Excluding Area Covered By Recorded Plat E.H.K. Jr. 41/56 Carrollwood Manor" and recorded in the Land Records of Baltimore County in Plat Book E.H.K. Jr. 44 Folio 90; thence

1. South 71 degrees 30 minutes 29 seconds East 207.00 feet; thence
2. South 18 degrees 29 minutes 31 seconds West 177.55 feet; thence
3. South 27 degrees 29 minutes 40 seconds West 61.00 feet; thence
4. South 18 degrees 29 minutes 31 seconds West 90.00 feet; thence
5. South 71 degrees 30 minutes 29 seconds East 194.51 feet; thence
6. South 09 degrees 30 minutes 01 seconds West 10.12 feet; thence
7. North 71 degrees 30 minutes 29 seconds West 26.99 feet; thence
8. North 09 degrees 30 minutes 01 seconds East 194.51 feet; thence
9. South 09 degrees 30 minutes 01 seconds West 360.50 feet; thence
10. North 09 degrees 29 minutes 59 seconds West 132.32 feet; thence
11. by a curve to the right having a radius of 363.07 feet and an arc length of 90.94 feet (the chord of said arc being South 02 degrees 20 minutes 10 seconds West 90.71 feet); thence
12. North 80 degrees 29 minutes 59 seconds West 70.00 feet; thence
13. South 09 degrees 30 minutes 01 seconds West 20.00 feet; thence
14. North 20 degrees 29 minutes 59 seconds West 96.58 feet; thence
15. North 09 degrees 30 minutes 01 seconds East 20.00 feet; thence
16. North 80 degrees 29 minutes 59 seconds West 106.31 feet; thence
17. by a curve to the left having a radius of 865.00 feet and an arc length of 59.85 feet (the chord of said arc being North 63 degrees 24 minutes 24 seconds West 89.78 feet); thence

ITEM# 454

530 East Joppa Road/Towson, Maryland 21286/(410) 583-9571

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director June 29, 1995
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item #454 - Carrollwood Manor, Section 3 Phase 1
Carroll Island Road & Hunting Fields Road
Zoning Advisory Committee Meeting of June 26, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:GS:sp
CARROLL/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 7, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review
RE: Zoning Advisory Committee Meeting
for July 3, 1995
Items 451, 452, 454, 463, 464 and 465

The Development Plans Review Division has reviewed the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 450, 451, 452, 453, 454, 455, 457, 458, 459, 460, 463 AND 464.

RECEIVED
JUL 3 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kessell
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 454 (ICT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS
AGENDA OF JUNE 26, 1995

#451 --- MJK

1. No legal owner listed on petition form.
2. No address or telephone number for protestants.
3. Zoning listed on petition form does not agree with zoning on front of folder (D.R.-5.5 on petition form; D.R.-5.5, D.R.-10.5, D.R.-16, O-2 listed on folder).

#452 --- JLL

1. Petitioner's copy of receipt is still in folder.

#454 --- RT

1. No special hearing fee charged to amend the FDP.
2. Need attorney.

#455 --- MJK

1. No telephone number for legal owner.

#456 --- JRA

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#457 --- MJK

1. No telephone number for legal owner.

#459 --- MJK

1. Need title of persons signing for legal owner.
2. No telephone number or address for representative to be contacted.

W. DUVAL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21286 / 410 583-9571 Engineers / Land Planning Consultants

Date: 6/13/95
To: Zoning
Re: Carrollwood Manor
Sec. 3, Phase 1
89402R

Attention:

☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request
☒ Herewith
☐ Under Separate Cover

No.	Description
1	Petition Package for Variances

Remarks:

☒ In accordance with your request
☒ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you
☐ For your use
☐ Please call when ready
☐ Please return to this office
☒ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file
Enclosed ☒

Sincerely yours,

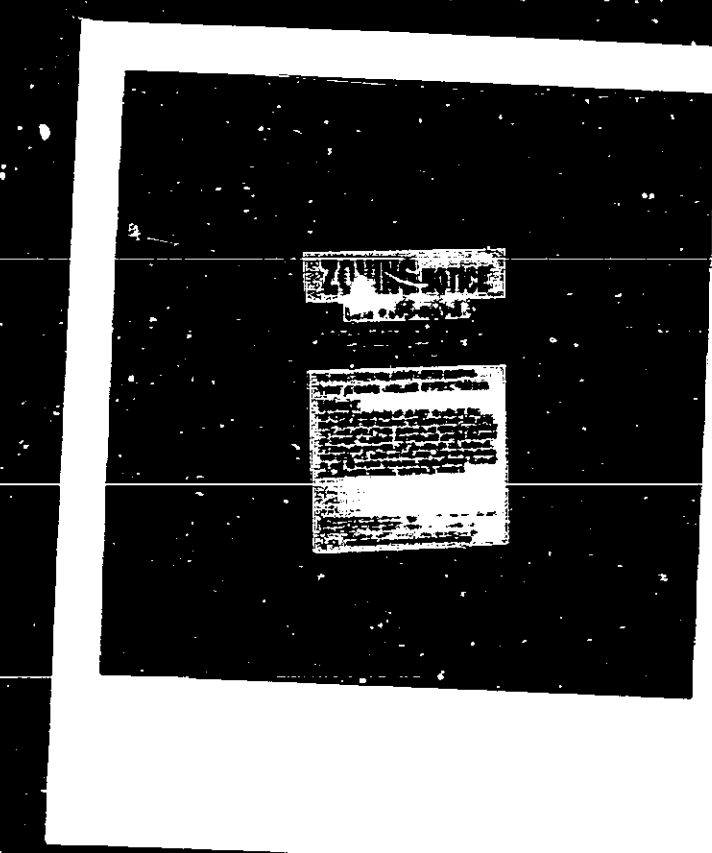
S. Light Little, Jr., P.E.
Executive Vice President

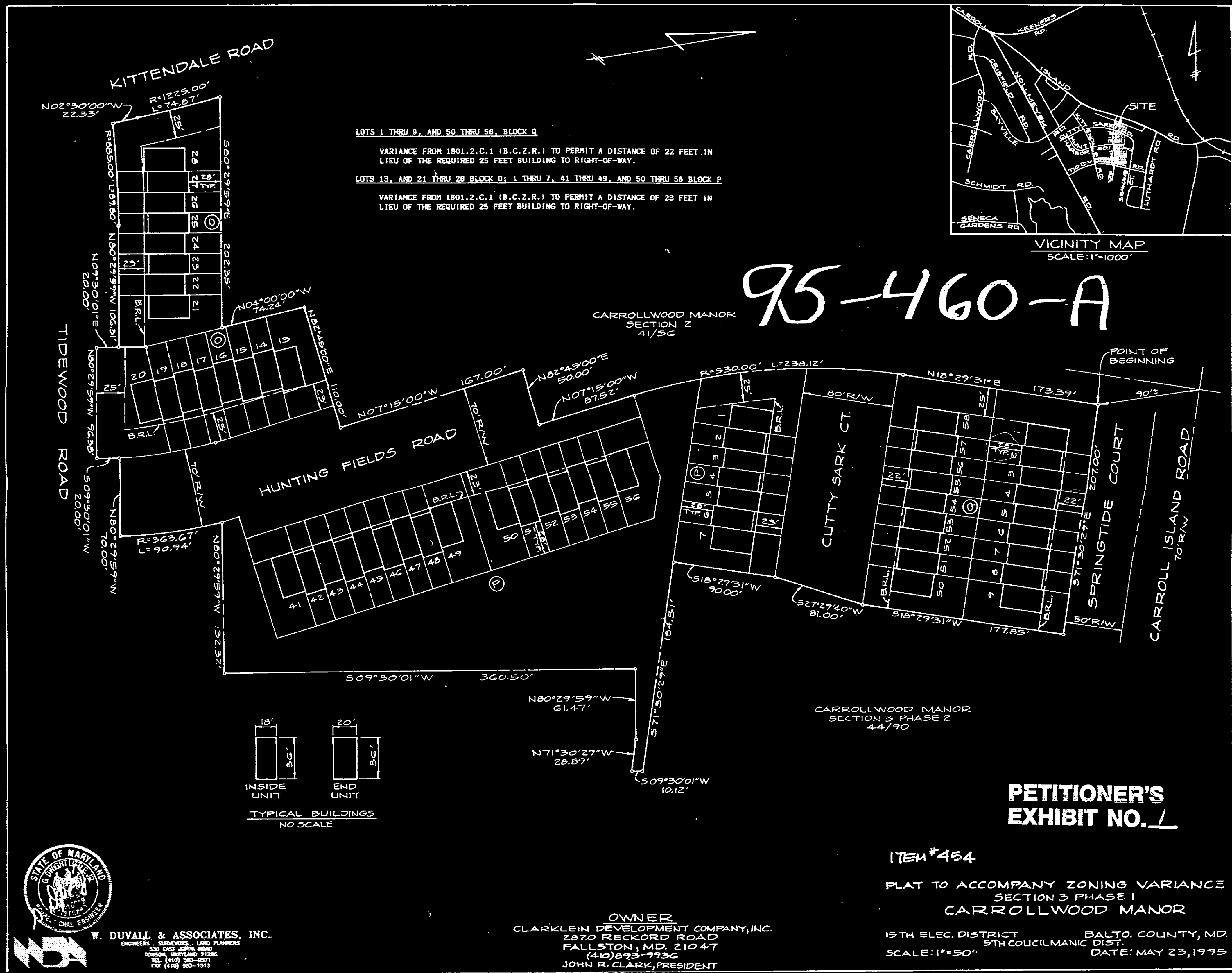
ITEM #454

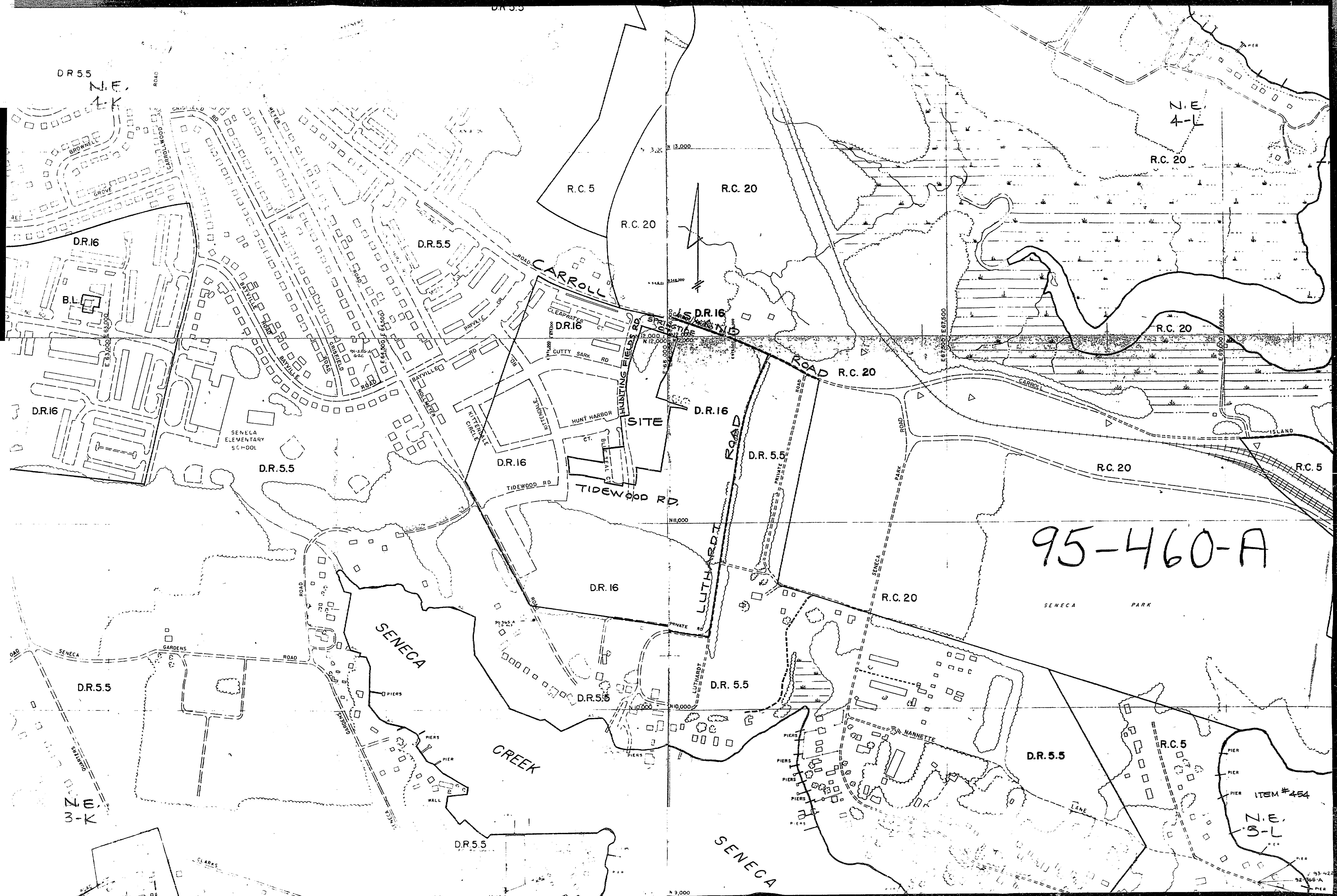
PLEASE PRINT CLEARLY

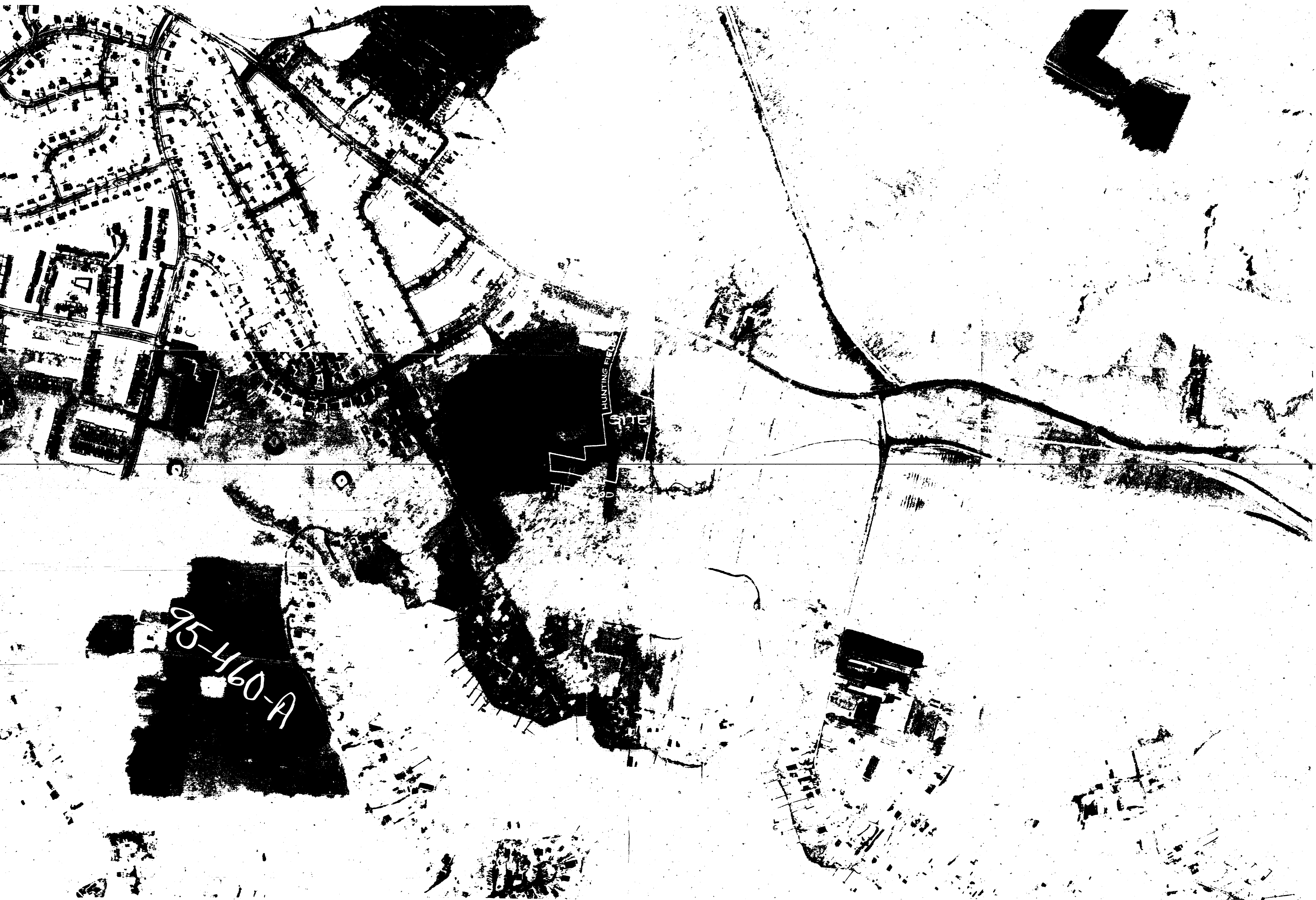
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
GEORGE McCUSW	W. DUVAL & ASSOC. 530 E. JOPPA RD. 21286
JOHN R. CUREN	2520 ROCKY RD 21047
Ronald A. Dockor	4111 E. Joppa Rd Suite 201 Towson, Md 21236









95-460-A

HUNTING FIELD
SITE